

I-20 Crossway Build to Suit Opportunity

610,440 SF Available in Buildings A & B
900 N Denton Street Hutchins, TX 75141

Site Strengths

- Strong Corporate Neighbors
- Excellent Access
- Interstate Frontage
- Triple Freeport Tax Exemption Available

Excellent Access

- I-45 frontage
- 600' from I-20
- 1.5 miles to FedEx Ground Facility
- 2.7 miles to UP Dallas Intermodal
- 5.6 miles to I-35E
- 10 miles to Dallas CBD





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Property Highlights

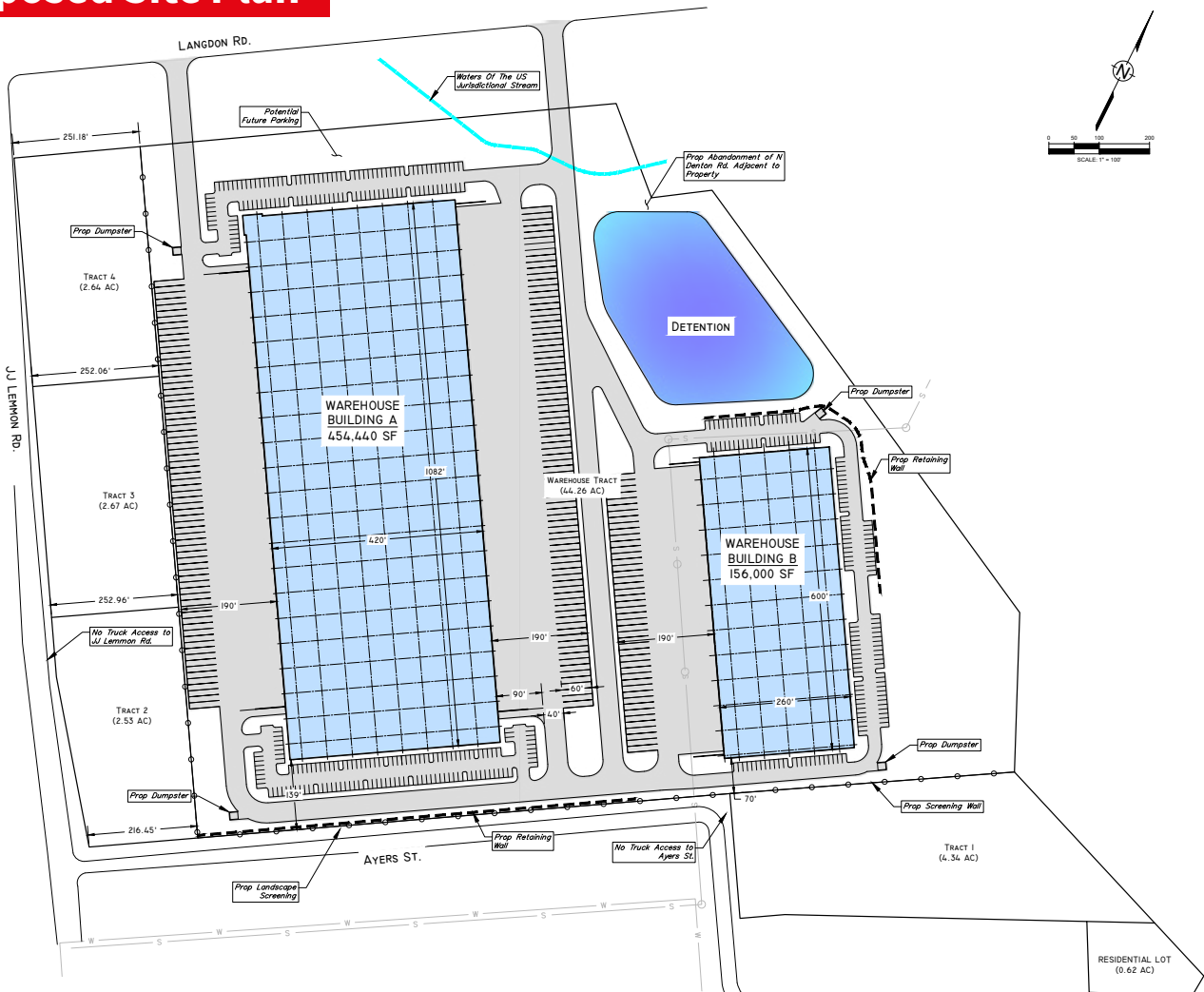
Building A

- 454,440 SF
- 190' truck courts
- 40' clear
- 420' building depth
- Full building circulation
- 154 trailer parks
- 387 car parks

Building B

- 156,000
- 190' truck court
- 32' clear
- 260' building depth
- Full building circulation
- 46 trailer parks
- 152 car parks

Proposed Site Plan

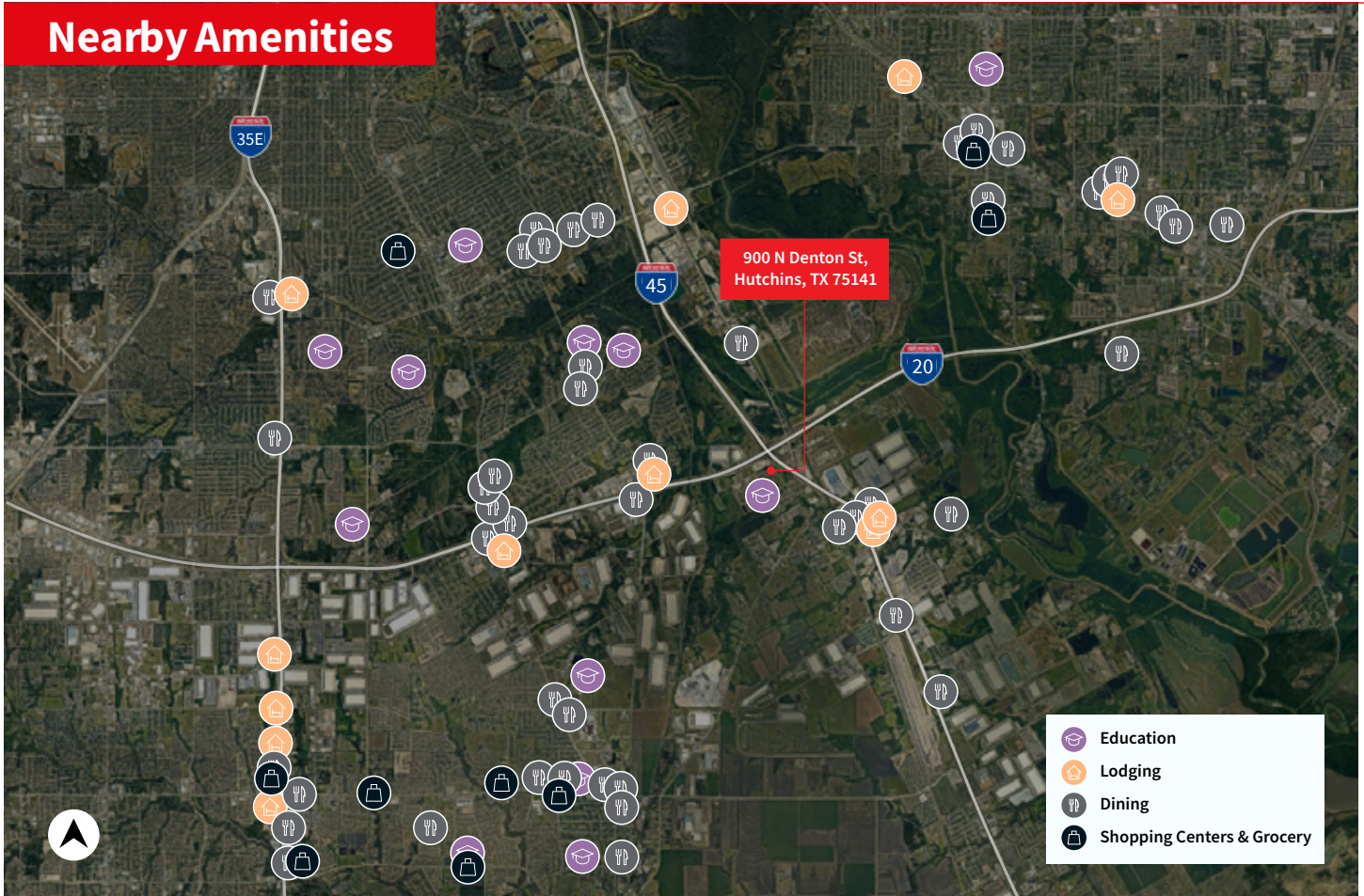




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Nearby Amenities



Lodging

Days Inn & Suites by Wyndham
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Express Inn
GLö Best Western
Hampton Inn & Suites
La Quinta Inn & Suites by Wyndham
La Quinta Inn & Suites by Wyndham
Luxury Inn Motel
Motel 6
Motel 6
Red Crown Inn
Romantic Inn & Suites

Shopping Centers & Grocery

Hilda's Grocery
Hunt's Food Store / Price Busters
Lancaster Plaza
Midway Centre
Pleasant Run Shopping Center
Save Way Food Store
The Crossing Shopping Center
Walmart Neighborhood Market
Walmart Supercenter

Education

Belt Line Elementary
Dallas College Cedar Valley Campus
Dallas College Pleasant Grove Center
Gateway Charter Academy
J.N. Ervin Elementary School
Paul Quinn College
Pleasant Run Elementary School
Robert L. Thornton Elementary School
Thomas L. Marsalis Elementary School
Thomas L. Marsalis Elementary School
West Main Elementary School
Whitney M. Young Jr. Elementary School
Wilmer-Hutchins Elementary School

Dining

Asaderos
Barbacoa Agave Hidalguense Restaurant
Burger King
Camaron
Casserole Soul Cafe
China Wok
Church's Texas Chicken
Cicis Pizza

Crazy Brothers Breakfast
D'Ventures Restaurant & Club
Dairy Queen
Dinos Billiards
El Dorado Cafe
GatorPit BarBQ
Good Luck Drive In
Gorditas Estilo Durango
Hickory House
Hutchins Donuts
IHOP
In-N-Out Burger
J & S Catfish
Jack in the Box
Jamaica Mi Hungry
KFC
Kikk
Louisiana Catfish
McDonald's
Motor Lay
Mr T's Real Catfish & Burgers
Neon Cowboy
On The Border Mexican Grill & Cantina -
Pleasant Run

Outback Steakhouse
Phat Matt's
Popeyes Louisiana Kitchen
Popeyes Louisiana Kitchen
Poppa's Kitchen
PT'S Fried Chicken & Fish
Roma's Italian Lancaster
Sonic Drive-In
Soulmans Bar-B-Que
Sweet Georgia Brown
Taco Bell
Taqueria El Abuelito
Taqueria El Arquito
Taqueria Lancaster
Texas Rose Restaurant & Club
Texas Tacos
The Grill
Whataburger
Williams Chicken



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